
THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Fairfax County Government Center
12000 Government Center Pkwy., Fairfax
Room 232
6:30 PM
6:30 p.m. meeting start

Members Present:

Jason Zellman, Vice Chairman
John A. Burns, FAIA, FAPT, Treasurer
Gabriela Hammack
Samantha Huang, AIA, LEED AP
Stephen Kulinski, AIA
Elise Murray
Kaye Orr, AIA
Joseph Plumpe, PLA

Members Absent:

Christopher Daniel, Chairman
Rachael Mangum
Ali Akbar Sohahngpurwala

Staff Present:

Daniel White,
ARB Administrator
Stephanie Newman,
Heritage Resources Planner
Ryan Johnson,
Recording Secretary

**Arrived after the commencement of meeting.*

Mr. Zellman opened the March 14, 2024, meeting of the Architectural Review Board (ARB) at 6:34 p.m. Mr. Zellman started the meeting with a motion related to public comment time limitations.

Public comment time limitations:

Mr. Kulinski moved, and was seconded by Mr. Burns, that members of the public will have 3 minutes to speak during public comment periods. The motion passed unanimously.

Mr. Zellman stated that the meeting is being recorded, and will be posted online within 10 days.

READING OF STATEMENT OF PURPOSE AND INTENT OF HOD’S

Ms. Hammack read the opening Statement of Purpose.

APPROVAL OF THE AGENDA- Chair

Mr. Zellman noted that a workshop item had been moved on the agenda to a later meeting date. Mr. Plumpe moved, and was seconded by Ms. Murray, to approve the agenda as revised by staff. The motion passed unanimously.

Mr. Zellman mentioned that presentation time should be limited to 8 minutes for first presentations, and 3 minutes for resubmissions.

INTRODUCTION/RECOGNITION OF GUESTS: Staff – Stephanie Newman, DPD, staffing in for Mr. Jonathan Kaplan.

CONSENT CALENDAR ACTION ITEMS: None.

ITEMS FOR ACTION:

- 1. ARB-24-LOR-04 – 9311 Quadrangle St. Solar** located at 9311 Quadrangle St., Lorton, tax map 1071 10A 0008, in the Lorton/Laurel Hill MOA Eligible Area. The applicant is proposing the installation of twelve (12) roof-mounted solar panels. Seth Bringhurst represents the application. **PLUS # ARB-2024-MV-00004. Mount Vernon District.**

Presentation/Discussion

- Mr. Bringhurst: Flat roof-top solar system with a ballast system. Will not see the panels on top of the roof from front elevation. Displayed photos. Feedback from workshop was to provide pictures of wires and components. There will be a combiner panel situated on rear elevation between first and second story. All conduit will be painted to match the color of the house. Combiner panel and disconnect will be light grey. Black on black solar panels- no visible grid lines.

Mr. Zellman asked members of the public for comment. No comment.

Member Comments:

- Mr. Kulinski asked to see elevation pictures of the unit. Mr. Kulinski asked where the conduit would be running. The applicant responded on the rear elevation. The applicant responded that the wire may have to come over the gutter, but was unsure because the operations manager was not present.
- Mr. Kulinski asked staff if there is a standard (of review) for solar panel applications. Mr. White responded that staff is currently developing the criteria.
- Mr. Kulinski asked about the ballast system- are there any dimensions on the system.
- The applicant displayed a photo of the cinderblock on top of the roof that is part of the system. The cinderblock pieces will be shielded in view by the parapet.
- Mr. Burns mentioned that the application is inadequate. The section drawings were not provided to Members.
- Mr. Burns also asked about the elevation height of the breaker box. The applicant responded that based on the townhouse design, there is not much available space for an alternate location.
- Mr. Zellman stated that he is not as concerned about what is on the roof. He is more concerned about what is running down the building. Need more detail.
- Ms. Huang mentioned that a parapet usually doesn't have a gutter.

*****Mr. Zellman made a decision to defer further discussion, and move to the next agenda item.*** SEE DEFERRAL MOTION AFTER AGENDA ACTION ITEM #3**

2. **ARB-24-LOR-05 – 8505 Reformatory Way Solar** located at 8505 Reformatory Way Lorton, tax map 1071 10B 0004, in the Lorton/Laurel Hill MOA Eligible Area. The applicant is proposing the installation of fifteen (15) roof-mounted solar panels. Seth Bringhurst represents the application. **PLUS # ARB-2024-MV-00005. Mount Vernon District.**

Presentation/Discussion

- Mr. Bringhurst presented, and the information and comments are similar to the discussion associated with Agenda Action Item #1 above.
- **Mr. Zellman asked members of the public for comment. No comment.**

Member Comments:

- Mr. Burns commented that he has the same concerns with this application as he did with Agenda Action Item #1.

*****Mr. Zellman made a decision to defer further discussion, and move to the next agenda item.*** SEE DEFERRAL MOTION AFTER AGENDA ACTION ITEM #3.**

3. **ARB-24-LOR-06 – 9040 Power House Rd. Mechanical** located at 9040 Power House Rd., Lorton, tax map 1071 09 H1, in the Lorton/Laurel Hill MOA Eligible Area. The applicant is proposing interior and exterior improvements to approximately half of building P-5 to prepare the interior for a fitness and exercise business. Exterior changes include roof penetrations for plumbing and mechanical ventilation; location of HVAC compressor units on the ground; one exterior wall penetration and modification of existing electrical switch gear and meter. Jack Perkins represents the application. **PLUS # ARB-2024-MV-00012. Mount Vernon District.**

Presentation/Discussion

- Mr. Zellman stated, before the applicant's presentation, that there are signs shown on the plans, but that will be part of separate permitting associated with the approved comprehensive sign plan.
- *****Mr. Burns recused himself due to project involving federal tax credit.*****
- Mr. Perkins, Elm Street Development, presented. Historic penitentiary complex. Liberty Market. Half of cell block building P-5. Work is being done for new tenant, which will be a fitness and exercise space. Half of building space will be occupied by this tenant. Approx. 3,500 s.f. There will be roof penetration for HVAC system. Requires inlet and an exhaust. Tenant will occupy southern side of building which faces towards the courtyard. The main entrance will not be located on the most visible side of the building which faces parking lot. Proposing two 30" x 30" gooseneck structures, and gooseneck aluminum exhaust. Roof penetrations. 2 ground-mounted compressor

units similar to typical residential. Line sets will penetrate through the brick. 2” core punched through existing brick to enter mechanical room. Proposed signage on north elevation. There will be a separate permit application that will adhere to the approved CSP. West elevation- there is currently 1 meter. Electrical gear will change to what is similar (3 meters) as shown on Building P-2. Showed photo of typical aluminum gooseneck vent. Similar ground mounted units as what is shown on Building P-2.

- **Mr. Zellman asked members of the public for comment. No comment.**

Member Comments:

- Mr. Plumpe asked in plan view, where the front door is. Clarified that the north elevation is the one facing the parking lot. Compressor units are not visible from parking area.
- Mr. Plumpe asked how many doors for this tenant. The applicant pointed to presentation slide showing 2 doors.
- Mr. Plumpe recommended improvements on roof be black or dark grey to match roof.
- Mr. Kulinski asked about canopy on north elevation. The applicant mentioned ARB already approved canopies, and future sign will be separate.
- Mr. White confirmed that the approved sign plan allows sign permits to come in, and staff approves them administratively.
- Ms. Hammack mentioned that what is shown matches well with industrial use.
- Mrs. Murray asked about the meters and conformance with the design criteria for the MOA, and Mr. White confirmed staff will review.

Mr. Kulinski moved, and was seconded by Ms. Hammack, that the ARB approve action item ARB-24-LOR-06, located at 9040 Power House Rd., Lorton, tax map 1071 09 H1, in the Lorton/Laurel Hill MOA Eligible Area, for the proposed mechanical improvements, as submitted and presented at the Error! Reference source not found., ARB meeting, subject to the following modifications:

- **To include painting roof improvements to match existing roof colors; and**
- **Associated signage will comply with the approved comprehensive sign plan.**

Upon review of the materials, the proposal is found to meet the requirements of the Memorandum of Agreement of the Lorton/Laurel Hill Eligible District and Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.

DEFERRAL MOTIONS RELATED TO AGENDA ACTION ITEMS #1 and #2

- A discussion ensued amongst Members and the applicant regarding the inadequacy of the applications. The building plans lacked specificity with regard to conduit lines and other features. Also, the lack of submitted photos provided inadequate context for Members to assess the application.

ACTION ITEM AGENDA ITEM #1:

Mr. Burns moved, and was seconded by Mr. Plumpe, that the ARB defer action item ARB-24-LOR-04, located at 9311 Quadrangle St., Lorton, tax map 1071 10A 0008, in the Lorton/Laurel Hill MOA Eligible Area, as submitted and presented at the Error! Reference source not found., ARB meeting, to the March 18, 2024 ARB meeting. The motion to defer is due to lack of adequate information. The motion passed unanimously.

ACTION ITEM AGENDA ITEM #2:

Mr. Burns moved, and was seconded by Ms. Orr, that the ARB defer action item ARB-24-LOR-06, located at 9040 Power House Rd., Lorton, tax map 1071 09 H1, in the Lorton/Laurel Hill MOA Eligible Area, as submitted and presented at the Error! Reference source not found., ARB meeting, to the March 18, 2024 ARB meeting. The motion to defer is due to lack of adequate information. The motion passed unanimously.

ITEM FOR WORKSHOP SESSION:

- 1. ARB-24- ARB-24-HOL-06WS – 1820 Drury Lane Addition** located at 1820 Drury Ln., Alexandria, tax map 0933 04 0024, in the Hollin Hills HOD. The applicant is proposing a rear addition to the existing residence. Rebecca Bostick represents the application. **PLUS # ARBWK-2024-MV-00004. Mount Vernon District.**

Presentation/Discussion

- Mr. Burns read his disclosure statement. See Attachment 1.
- Ms. Bostick presented. Proposing addition to the north side of the house. Site has a slope down to the street in the front yard. The addition is stepped down. Bedroom is on main area elevation of house. Family room is set down lower. Showed photos of front elevation. Addition will be to the right of the front elevation. Will be adhering mostly to current design language of existing home. Addition is designed to collect southern sunlight and connect to outside pool area in backyard.
- Continuation of T1-11 siding to match existing
- Low gable roof to tie in to front.
- Rear elevation single shed roof

Member Comments:

- Ms. Orr asked is the roof slope the same on the front and rear proposed roofs. Ms. Bostick responded yes, 3:12 slope.

- Mr. Kulinski asked if new front entrance is proposed. Ms. Bostick responded yes there will be a new front door, but it will be facing the side of the house. Goodman design feature.
- Mr. Kulinski asked about exposure of the original structure, and if design could showcase that a little more.
- Mr. Kulinski asked about the history of the additions on the property.
- Ms. Bostick did mention there was master bathroom addition 4/5 years ago.
- Mr. Kulinski stated that the slope of the lot to the street, makes the proposal modest.
- Ms. Hammack asked about whether neighbors were notified. Ms. Bostick responded yes, and there will be an open house. Ms. Hammack also asked where do you buy T1-11. Mr. Burns stated that there is a generic type, Type 303 (frequently interchangeable) that is widely available. Mr. Burns stated it would be best to match it in-kind for this particular project and not go for the generic type.
- Ms. Hammack stated that it is difficult to see where the original home is in all of the changes since it was initially constructed. There would need to be some part of original home shown. Ms. Bostick went to the screen and pointed out parts of elevation that she remembered as original.
- Mr. Plumpe asked whether the pool is staying intact. Response was yes. Mr. Plumpe also asked if there is a grading plan, and stated he was anxious to see storm water management. Ms. Bostick responded that yes, there will be a grading plan because the project will be disturbing more than 2,500 s.f. Mr. Plumpe mentioned for action item, needs to see landscape plan.
- Ms. Huang said the elevation and plane is well thought-out. Stated that the same language is growing bigger and bigger, the original house is getting more and more lost in the mix. Maybe the addition should be pushed back and lower. Differentiation between the 2. It would be helpful to make the original stand out more. Ms. Bostick did say the addition is setback, and pushed back from the front façade.
- Ms. Hammack mentioned the age-old struggle of differentiation.
- Ms. Bostick mentioned that when the application went in for the HOD, this home was not a contributing structure.
- Ms. Murray asked about imagery showing the entirety of front elevation, for the action item.
- Mr. Kulinski mentioned series of windows, and side-facing front entry showcased the better parts of Goodman design. Better Goodman design than the original house perhaps.
- Mr. Plumpe asked whether there will be another HVAC on the plan. Applicant responded yes.
- Mr. Zellman mentioned he would be more lenient since it is a non-contributing structure.
- Mr. Burns asked about the front elevation- and went to the screen and pointed out the parts of the original house. Mr. Burns mentioned that it is a lot of house on the site. Built to setbacks. Mr. Burns mentioned that the house may be more visible now due to work on the Hollins Hills Park.
- Mr. Burns mentioned that these are 360 view structures- provide elevations and viewpoints around the house for the action item.

- Mr. Burns stated what are we trying to preserve. Goodman in amber. Or a modernist district of a lot of modified homes. Mr. Buns believes the context for this project is more in line of modified modernist.
- Mr. Plumpe asked about DRC. Applicant stated they will be going to Hollin Hills DRC next week.

PRESENTATION: None.

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous months minutes: February 8, 2024.** Staff submitted one revision to Recording Secretary. Ms. Murray moved, and was seconded by Ms. Orr, to approve the meeting minutes for the February 8, 2024, ARB Meeting, and to pay the recording Secretary, Ryan Johnson. The motion passed 7-0-1, with Mr. Kulinski abstaining.
- **Treasurer's Report:** Ending balance as of February 29, 2024 - \$16,614.45- Mr. White mentioned the tabletop lectern is here.
- **Administrative:**
 - Second March ARB meeting scheduled for March 18, 2024.
- **Discussion/Update Reports:**
 - Pohick Church update: Mr. White stated that this update was in relation to a Jan. 2023 ARB approval. The applicant has selected a vender, and materials are on-site for ARB inspection per the approved ARB motion with modifications. Mr. White will let Members know about when it will be ready for inspection.
- **Correspondence, Announcements: (Staff)**
 - **Update on VDHR grant applications:** Mr. White mentioned there are some changes to the VDHR grants that involve DPD Heritage Resources. Staff is still considering a grant related to National Register nomination for the Wiliam H. Randall Estate district, however there is development review pressure for Post-modern resources. Therefore, pursuing a cost share grant for Post-modern covering the years 1970-1995 is a staff priority, and includes evaluating resources with a focus on corporate campuses and commercial resources. This will be a directed survey with approximately 30 sites. Staff are consulting an Arlington County rubric for garden apartments to establish an appropriate rubric.
 - Ms. Hammack asked about whether a consultant will be consulted. Mr. White mentioned yes.
 - Ms. Hammack asked when the African American heritage study will have a final draft. Mr. White responded that Spring 2024 is the delivery date. Mr. White also added the Mid-Century Modern survey is being completed by Dovetail and the deliver date is late Spring 2024.
 - Ms. Murray mentioned there was a similar cost-share grant for Reston.

- Mr. Burns asked what is Mid-Century Modern survey focusing on. Mr. White responded it will focus on subdivisions, individual houses, strip mall commercial- the list came from County staff. The ARB contributed financially. Mr. Burns also asked whether this study will take into account the buildings already under threat or gone, such as the API Building. Mr. White mentioned the scope will need a letter of support from the ARB Chair.
- **FY 2025 Advertised Budget Plan: County Exec- Feb 20. ARB allotted \$15, 972-** increase of roughly \$5,000- the additional cost for additional monthly meeting. Budget hearings will occur between April 16-18. Final budget hearing is May 7. There may be a possibility to spend leftover monies on technology that was not granted with this budget cycle.
 - Mr. Burns asked about cost share grants discussed above. Mr. White confirmed ARB is not contributing financially.

Old Business: None.

New/Other Business:

- Mr. Kulinski asked about standardizing solar panel applications: Mr. White stated that staff is working on application criteria, and one item is that all routing lines, equipment, and components of solar panels need to be shown on plans. OCA was OK with that because ARB can request materials more stringent than the permit requirements. The goal is to not put things on agenda if they don't meet the minimum.
- DPD-HR Staff met with Office of Community Revitalization regarding Phase 3 Lake Anne. Mr. Daniel and Ms. Huang were present. Study starting to look at viability of different uses at Lake Anne. Possible reuse of Washington Plaza Baptist Church- aging building with accessibility issues. Changes to building or possibly selling building and putting different uses in it.
- Mr. Zellman reminded members to check email prior to 3/18 ARB mtg.
- Saturday 3/16- Mr. Plumpe mentioned Mr. Richard Bierce's funeral. Gasby Tavern, Alexandria.
- Mr. Plumpe mentioned the possibility of having brown historic signs mentioning arrival into HOD's. May bring it in to ARB meeting to show physical example.
- Ms. Hammack asked has the ARB ever gotten together socially. Questions arose about whether that is considered a meeting per FOIA.
- Lake Anne HVAC- referendum to eliminate RELAC- did not pass. Ms. Huang mentioned discussions are ongoing in the Reston community as to how the community will handle the historic cooling system.

- Co-op Lake Anne RELAC: Ms. Huang stated that financial study ongoing to make the system work this summer.
- Mr. Burns- Exceptional Design Awards ceremony. It went well. Ms. Hammack asked if it was a preservation-focused event this year. Mr. Burns mentioned it is usually greenfield. Mr. Burns mentioned two examples of an interactive game room in a Tysons building, and a new building fit into a school campus.

Mr. Burns made motion to adjourn at 8:20 p.m.

The ARB Administrator will stamp and sign copies of approved drawings or other application documents following the meeting at which approvals are granted, or at such time as drawings amended to reflect ARB actions are received by the administrator. Applicants may be required to submit additional copies of approved drawings or other application documents. Applicants may request copies of meeting minutes within 2 weeks of the meeting at which the ARB approved the minutes. Stamped drawings, letters from administrator documenting ARB action or copies of relevant minutes are required prior to projects being approved by county review and permitting agencies.

For further information contact, Daniel White, ARB Administrator, Fairfax County Department of Planning and Development (DPD), at (703) 324-13

ATTACHMENT 1: MR. JOHN BURNS' DISCLOSURE STATEMENT

I, John Burns, under Virginia Code Sec. 2.2-3112(B)(1) and 2.2-3115(H), declare my personal interest in transactions brought before the Architectural Review Board involving the Hollin Hills HOD and specifically state the following for the March 14, 2024, ARB meeting:

- (i) Workshop item ARB-24-HOL-06WS – 1820 Drury Lane Addition, involves the Hollin Hills Historic Overlay District;
- (ii) The nature of my personal interest is that I own and reside in a home that is valued at over \$5,000* and is located in the Hollin Hills HOD;
- (iii) I am a member of a group of three or more persons who are members of which are affected by the transaction; and
- (iv) I am able to participate in the transactions fairly, objectively, and in the public interest.